

EAST AURORA PLANNING COMMISSION
REGULAR MEETING
January 5, 2021 - 7:00 PM

PRESENT:

Karen Lee-Chair
Randy West
Allen Ott Jr.
Geoffrey Hintz
Dan Castle
Dale Morris
Arron Fisher
Bud Babcock, Alternate

Also Present:

Chris Trapp, Deputy Village Attorney
Elizabeth Cassidy, Code Enforcement Officer, Village of East Aurora
Jessica Taneff, Planning Commission Secretary
Tom Fenley-198 Main St.-Agent
Anita Pfeiffer- 640 Main St.-Mambrino King

Karen Lee, Chair, noting that a quorum was present, called the meeting to order for the January 5th meeting of the Planning Commission at 7:00 PM.

Member West motioned to approve the December 1st meeting minutes with grammatical corrections, seconded by Member Ott with 6 ayes and 1 abstain from Member Fisher.

198 Main St.
Tom Fenley for Brian Fischer

Chair, Karen Lee opened the discussion for 198 Main St., The Cider House. Mr. Fenley spoke about the prior staircase and said this staircase will have access through the parking lot in the back of the building that will go up to two office spaces. He stated that both office doors are fire rated along with the entry. Mr. Fenley told the Commission that the plan has changed because the original drawing did not accommodate for the windows, doors and existing freezer. With the office spaces finished and not being able to move the freezer, the original plan for the staircase could not fit between the two windows. The direction of the staircase needed to be refigured to fit between the windows without having to move them, along with keeping an allotted space 5ft off the freezer for the gas meter. CEO Cassidy stated that there was a previous exterior stairwell and doorway which was not code compliant so changes to the upstairs required a new entry way. The reconfiguration of the stairwell has affected the side yard setback but the submitted plans are now up to the current code.

Member West motioned to recommend the Site Plan for 198 Main St, be approved by the Village Board with the following findings and conditions:

Findings:

1. The project is code compliant
2. The project provides code compliant access to the second floor, allowing it to be leased.
3. The project allows the businesses to continue to operate in a code compliant manner.

Conditions:

1. The exterior of the new project shall match the exterior of the existing structure

2. The north and south facing windows of the new project shall be consistent with the existing windows.

The motion was seconded by Member Castle with unanimous approval.

640 Main St.

Mambrino King- Anita Pfeiffer

Chair, Karen Lee opened the discussion for 640 Main St., Mambrino King, Anita Pfeiffer, owner. Ms. Pfeiffer addressed the Commission about the tents they have up due to Covid and is requesting to have them up throughout winter and during the restrictions during the Covid-19 pandemic. Member Morris had a concern about snow removal due to the location of the tents. CEO Cassidy addressed the concern and stated that it is 4ft from the tent poles to the brick portion of the sidewalk, which isn't counted for accessibility and that 4ft is the minimum requirement from the State DOT and ADA accessibility. CEO Cassidy said the DPW uses the bobcat, stops and goes around to the other side of the tents to finish snow removal. Ms. Pfeiffer also stated that they also maintain snow removal in front of their building.

Member Ott motioned to recommend the Special Use Permit be approved by the Village Board for the two tents for 640 Main St. with the following findings and conditions:

Findings:

1. A special use permit for tents will allow the business to remain viable during the pandemic.
2. The granting of this special use permit is consistent with other similar permits granted elsewhere in the village.
3. The tents are a temporary use which will be removed once covid restrictions are lifted.
4. The continuation of the pandemic has presented unique problems for small businesses.
5. A goal of the Planning Commission, where possible, is to assist in the survival of local businesses.

Conditions

1. That the 10 conditions contained in the Village Administrator's e-mail to the applicant, dated 12/31/20, be enforced.
2. That all state and local fire and building codes are enforced.
3. The applicant must maintain ADA accessibility compliance at all times.

The motion was seconded by Member Morris with unanimous approval.

OTHER BUSINESS:

Member Castle congratulated CEO Kramer on his retirement and how CEO Kramer has been an amazing resource throughout the years. Member Castle also congratulated CEO Cassidy for her new role.

A motion was made by Member Castle for the Planning Commission to acknowledge CEO Kramer's long years of service to the Village of East Aurora and his contribution to the hours spent with Planning Commission, seconded by Member Morris and unanimously carried.

Member Castle spoke to the Commission about the Elm Corridor study and the Elm Street business district's continued success. He spoke about a meeting that will be conducted to speak about the ongoing parking, traffic and safety issues on Elm St. with help from GHD, the village engineering firm, and the GBNRTC. They would also like to have a subcommittee that could include members of the Village Board, Planning Commission, GHD, business owners and other interested parties so that they have wide representation on the project.

A motion was made by Member Castle to adjourn the meeting at 9:16 PM. seconded by Member Ott and unanimously carried.

Respectfully submitted,

Jessica Taneff